



Metro Codes

E—News For Neighborhoods

Metropolitan Government of Nashville and Davidson County

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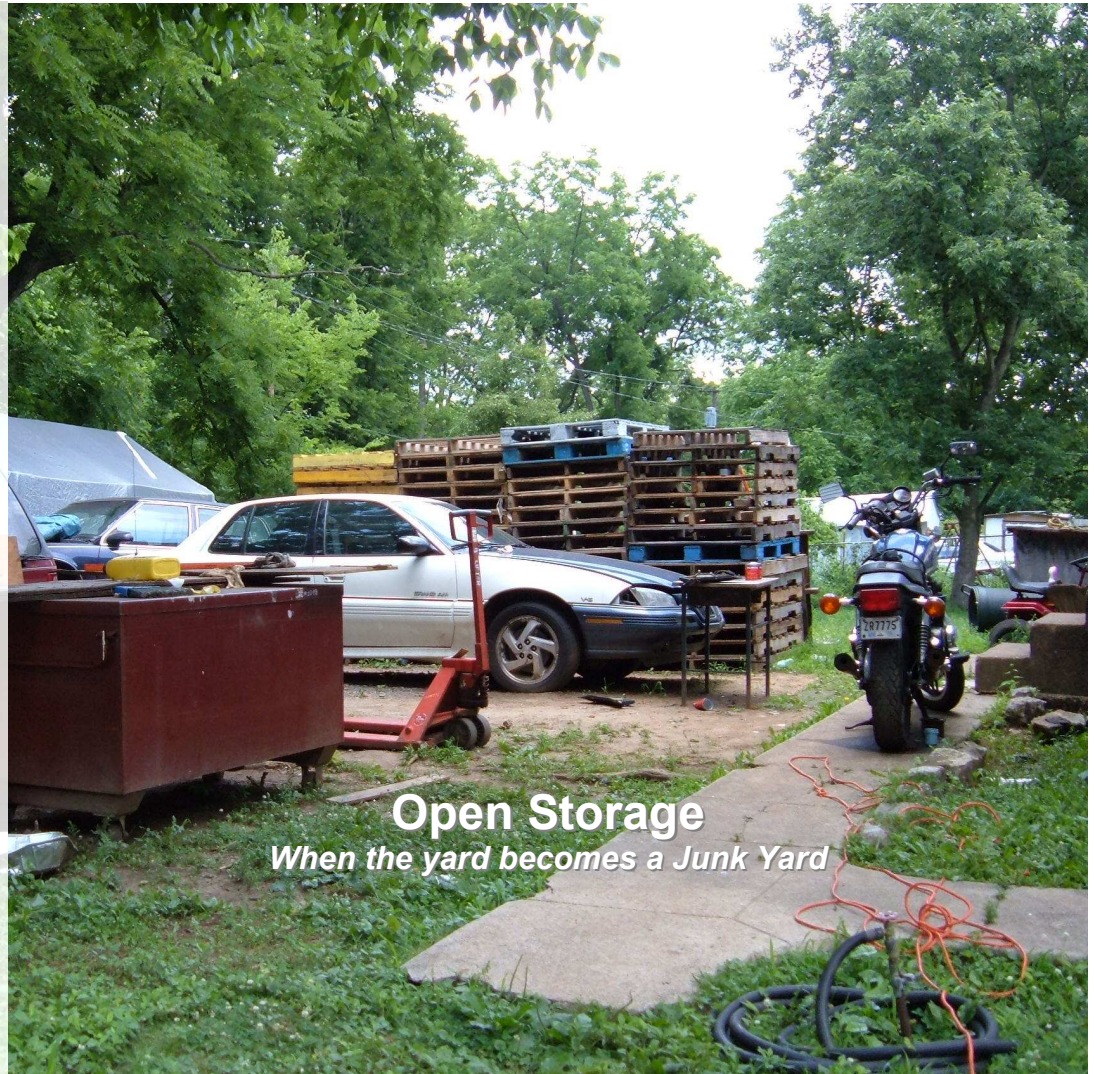
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Open Storage

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Open Storage

When the yard becomes a junk yard

Section 16.24.330 of the Property Standards code prohibits the open storage of any: Inoperable, unlicensed, or unregistered motor vehicle; appliance; building materials, including glass, brick, stone, block, wood, metal; rubbish; tires; automotive parts; or debris, including but not limited to weeds, dead trees, trash, rubbish, garbage, etc., or similar items.

Some items may be stored outside, they include lawn furniture, outdoor play equipment, outdoor cooking equipment (grills), and any other item designed for active use outside.

Building materials may be stored outside as long as they are being used for an active building project. What normally gets folks in trouble are either left over building materials from a previous project, or materials accumulated for a project that hasn't been started.

Another problem we find is auto parts and tires. At no time can these items be openly stored on the premises in a residential zone. It is a violation of the Property Standards code to perform any major assembly or disassembly of a motor vehicle on residential property unless that work is done inside a garage or other building designed for the storage of an automobile. Carports do not meet this requirement.

Carports are also not an acceptable place to store items that would be in violation of the open storage requirement (Note: if you decide to enclose your carport, be sure to check with Codes to make sure no permit is required).

Junk, trash and debris can also not be stored on porches, decks, or



balconies. Appliances designed for indoor use cannot be stored and/or operated outside. We've seen everything from side-by-side refrigerator freezers to washer and dryer sets being connected to power and operated outside. This is a violation, even if the deck, porch or balcony is covered.

Brush, tree limbs, and other debris must also be disposed of in an approved manner. Metro provides a brush collection service for debris and wood waste (not construction wood waste). Materials for collection should be placed neatly at the curb just prior to your scheduled collection date. You can find out when your area is due to be serviced by going to Metro's web site at www.nashville.gov/Recycle/brush. Metro will not collect brush and debris from commercial tree cutting services. If you hire someone to do your yard work, the price should include the removal and proper disposal of the debris.

Vehicles that are inoperable and or unlicensed cannot be stored on residential property unless the vehicle is stored inside a garage. Vehicles in this condition cannot be stored under a carport or car cover. Trailers stored on the property must also be serviceable and in good repair.

Prohibited Items

Open Storage Violation Examples

Broken furniture	Broken toys—Play sets
Appliances	Tires
Inoperable vehicles	Unlicensed vehicles
Unused building materials	Broken lawn furniture
Automobile parts	Dilapidated trailers
Unused mulch piles	Uprooted stumps and logs
Chunks of concrete and asphalt	Tree limbs and brush
Bagged / boxed trash	Bagged / boxed garbage
Indoor furniture	Commercial equipment

Property Standards Production Report September 2009

New RFS Cases Received **1,116**

RFS Cases Closed in August **331**

Did You Know?



This is a very inventive home owner. They have turned an old loveseat into an outdoor swing. While this is an inventive reuse of the loveseat, it is a violation of section 16.24.330 of the Property Standards Code.

Indoor furniture is not designed to be used outdoors. Exposure to the elements rapidly deteriorates stuffed furniture, it will attract mold, mildew, and will harbor insects.

If you have an old piece of indoor furniture, the best thing to do is either donate it to charity or take it to an approved disposal site. The sheriffs department will pickup discarded furniture items on a limited basis.

Nashville Considers New Convention Center

Nashville has been studying the idea of building a new downtown convention center since 1999. And accordingly, all of the studies came to the same conclusion: Nashville has both the need and the demand for a new convention center.



Artists rendering of proposed Music City Center

If Nashville wants to take advantage of an attractive downtown to draw visitors who bring tax revenue to our city. Nashville operates on two main sources of tax revenues – property taxes and sales taxes. By growing the convention business, Nashville can expand the sales tax revenue from visitors and thus depend less on property taxes from citizens.

According to the Convention and Visitors Bureau, Nashville must turn away business. With the 115th largest convention center in the country, Nashville can compete for only about one-fourth of the convention market. The CVB believes that with unique Music City U.S.A. brand, Nashville should be competing for as much as three-fourths of the convention market. A new convention center will allow this and it will also allow Nashville to create approximately 3,600 new jobs and \$700 million in additional economic activity.

While some have raised concerns about financing, Mayor Karl Dean has assured the community that funding will be from non-property tax sources.

According to the Finance Department, Metro plans to pay for construction of the Music City Center using bonds. To pay off those bonds, various funding sources have been identified. All of the revenue sources are derived from existing or new visitor spending. The current downtown convention center's construction and operation was paid for exclusively with convention center user fees and hotel/motel taxes

The funding sources are identified below:

✦ **2-cents of the existing 5-cents-per-dollar hotel/motel tax** Two-cents-per-dollar of the existing hotel/motel tax is to be maintained in a reserve fund used for the purpose of modifying, constructing, financing and operating a convention center. These funds were originally used for debt service and operating the old convention center, which debt was paid in 2006 and 2007. The

average growth of these funds over the past 10 years has been approximately 3%.

✦ **Additional 1-cent to the hotel/motel tax** Pursuant to TCA 7-4-102(b)(2), the Metropolitan Government authorized the collection of an additional 1-cent privilege tax on the occupancy of any hotel/motel room, effective September 2007.

✦ **\$2 Convention Center fee per room/per night, countywide on all hotels/motels** Pursuant to TCA 7-4-202(a), the Metropolitan Government authorized the collection of an additional privilege tax upon the occupancy of each hotel room of \$2.00 per room/per night county wide, effective September 2007.

✦ **Rental car tax at 1%** Pursuant to TCA 67-4-1908, the Metropolitan Government authorized the collection of a surcharge or tax of 1% on the gross proceeds derived from the rental of any passenger motor vehicle, truck or trailer for a period of five days or less. This tax primarily applies to travelers and was effective September 2007.

✦ **\$2 Airport ground transportation departure tax** Pursuant to TCA 7-4-203(a), the Metropolitan Government authorized the collection of a tax on the privilege of contracted vehicles (taxis, shuttles, buses and other transportation) exiting public airports. This tax primarily applies to travelers and was effective September 2007.

✦ **Tourism Development Zone incremental tax** Pursuant to TCA 7-88-106(a), if a municipality has financed a "qualified public use facility" (which includes a convention center) within a tourism development zone, then state and local sales and use taxes shall be apportioned and distributed to the municipality in an amount equal to the incremental increase in such tax revenue derived from the sale of goods, products and services within the tourism development zone in excess of base tax revenues. Amounts apportioned and distributed are based on excess revenue growth in the tourism development zone as compared to the county. Incremental revenues generated will be used to pay for the convention center.

Sales tax revenue on items associated with the MCC "campus" Pursuant to TCA 67-6-103(d)(1)(E), sales tax generated by a "qualified public use facility" (which includes a convention center) within a tourism development zone shall be apportioned and distributed to the entity responsible for the retirement of debt on the convention center equal to the amount of sales tax derived from the sale of admission, parking, food, drink and any other things or services subject to tax, if such things occur on the premises of the convention center. In addition, if 1 or 2 new hotels are constructed in connection with the construction of the convention center, the zone shall also include the premises of the hotels.



The nation celebrates Fire Prevention Week in October each year as way to remind everyone "Stay Fire Smart, Don't Get Burned".

Fire departments responded to an estimated 1.5 million fires in 2008. These fires resulted in 3,320 civilian fire fatalities, 16,705 civilian fire injuries and an estimated \$15.5 billion in direct property loss.

"Every 22 seconds a fire department responds to a fire somewhere in the United States," said Lorraine Carli, NFPA's vice president of communications. "Fires kill roughly 3,000 people each year and injure thousands. These statistics are especially tragic because most fires can be prevented and the deaths and injuries associated with them can be avoided. Fire Prevention Week is dedicated to focusing on important safety information that will help you stay safe from fire year round."

This year's campaign, Stay Fire Smart! Don't Get Burned focuses on ways to prevent fires, and the deaths, injuries, and property loss they cause. Eighty-four percent of all fire deaths were caused by home fires. By providing valuable information on fire and burn prevention and safety tips, the campaign aims to help the public keep their homes and the people who live there safe from fire and burns.

Fire Facts

- In 2008, U.S. fire departments responded to 386,500 home fires. These fires killed 2,755 civilians. Eighty-three percent of all fire deaths resulted from home fires.
- Someone was injured in a home fire every 40 minutes and roughly eight people died in home fires every day during 2008.
- A fire department responded to a home fire every 81 seconds.
- Almost two-thirds of reported home fire deaths in 2003-2006 resulted from fires in homes with no smoke alarms or no working smoke alarms.
- About 1/3 of home fires and deaths happened in the months of December, January and February.
- Cooking continues to be the leading cause of home fires and home fire injuries.
- Smoking materials caused one of every four home fire deaths.
- The kitchen is the leading area of origin for home fires. However, bedrooms and living/family rooms are the leading areas of origin for home fire deaths.

Burns

Burn injuries result in hundreds of thousands of emergency room visits a year. Thermal burns outnumber scalds nearly two-to-one.

Cooking

- Cooking is the leading cause of home fires, accounting for 40% of reported home fires and 36% of related injuries.
- Unattended cooking is the leading cause of cooking fires.
- U.S. fire departments responded to 146,400 home structure fires involving cooking equipment in 2005. These fires caused 480 civilian fire deaths, 4,690 civilian fire injuries and \$876 million in direct property damage.
- Twelve percent of the fires occurred when something that could catch fire was too close to the equipment.

Smoking

- Smoking materials (i.e., cigarettes, cigars, pipes, etc.) are the leading cause of fire deaths (roughly one in four) in the United States.
- There were 142,900 smoking-material fires in the United States in 2006, causing 780 civilian deaths and 1,600 civilian injuries.
- Older adults are at the highest risk of death or injury from smoking-material fires even though they are less likely to smoke than younger adults.
- The most common items first ignited in home smoking-material fire deaths were upholstered furniture and mattresses or bedding.
- One out of four victims of fatal smoking-related fires is not the smoker whose cigarette started the fire.

Heating

- In 2006, heating equipment was involved in an estimated 64,100 reported home structure fires, 540 civilian deaths, 1,400 civilian injuries, and \$943 million in direct property damage.
- In 2006 heating equipment fires accounted for 16% of all reported home fires (second behind cooking) and 21% of home fire deaths.
- More than half of all heating related fire deaths in 2003-2006 resulted from fires in December, January, and February.
- Space heaters result in far more fires and losses than central heating devices and have higher risks relative to usage.
- Fixed or portable space heaters were involved in 4% of the home fires and 17% of the home fire deaths.
- Most of the space heater fires were caused by the space heater being too close to things that could burn.

Electrical

- Electrical distribution or lighting equipment was involved in 25,100 reported home structure fires in 2006. These fires caused 370 deaths.
- Lamps, light fixtures and light bulbs accounted for 5,500 home structure fires per year, during 2003-2006.
- Wiring switches or outlets caused more than 10,000 home fire structures per year. Cord or plugs accounted for 2,600. Cords and plugs accounted for 1% of the home fires and 5% of home fire deaths.

Volunteers Build 12 Nashville Area Habitat Homes in Timberwood

On Friday, Saturday and Sunday, September 11-13, hundreds of volunteers converged in Timberwood to kick off Nashville Area Habitat's fall build, thanks to many generous sponsors. This build is the last build for calendar year 2009, bringing the total number of families living in Timberwood to 66 by the end of October.

Volunteers constructed 12 new homes built to the U.S. Green Building Council's LEED for Homes standards. LEED stands for Leadership in Energy and Environmental Design, and LEED for Homes is a voluntary rating system that promotes the design and construction of high-performance green homes. Nashville Area Habitat homes have been built to ENERGY STAR standards for several years now, and the LEED standards provide additional categories in addition to energy efficiency, such as sustainable sites and materials and resources.



Terry Cobb (4th from right) director of Codes & Building Safety, joins other officials for the dedication of the latest additions to the Timberwood community.



About Timberwood

Timberwood is Nashville Area Habitat for Humanity's second affordable housing community, located in northwest Davidson County. Land development began in 2007 and home construction in 2008.

The homes are single family, three- to five-bedroom frame houses with approximately 1,100-1,500 square feet and 1.5 to 2.5 baths. A variety of exterior facades are available.

A homeowners' association oversees and controls lot maintenance and the exterior appearance of the homes and ensures the growing value of the neighborhood through protective covenants.

Plans include four acres of open space and parks which will feature handicap accessible walking trails and play areas.

Timberwood showcases the positive impact that homeownership and the establishment of a community has on individuals, families, neighborhoods and cities.



AGC Executive Vice President, Bill Young presents the Award of Excellence to Codes Director, Terry Cobb, on behalf of the AGC, AIA, TSPE, BOMA, HBAT, ACEC and TBOA.

Terry Cobb Receives Award of Excellence

Codes Director, Terry Cobb was recently honored by the Associated General Contractors of TN, Home Builders Association of Tennessee, TN Chapter of the American Institute of Architects, Tennessee Society of Professional Engineers, Tennessee Building Officials Association, TN Chapters of the Building Owners and Managers Association, and the TN Chapter of the American Council of Engineering Companies with an "Award of Excellence" for outstanding service and contribution to the construction industry in Tennessee. Cobb was honored with the award during the AGC's Annual Convention, in Nashville, where Cobb was also a featured speaker.

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Terry Cobb and **Bill Penn** welcome your feedback on our e-newsletter. Please send your comments to [Bill Penn](mailto:bill.penn@nashville.gov), at bill.penn@nashville.gov
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